



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: October 4, 2016*

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**Agenda Item:** 240 & 260 Northwest 36<sup>th</sup> Street - Autumn Crest Retail Plaza Site Plan  
**Report Date:** September 14, 2016 EJC  
**Prepared by:** Derek Silverthorn  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 240 & 260 Northwest 36<sup>th</sup> Street.

**Project Summary:**

The subject site is 2.57 acres in size and is located on Lots 1 and 2, Autumn Crest Plat 6 that is currently pending final plat approval. The subject site is located along Northwest 36<sup>th</sup> Street, near the intersection of North Ankeny Boulevard. The site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed development is two-8,705 square-foot multi-tenant commercial buildings with drive thru-lanes and/or patio areas, parking, and landscaping improvements.

The proposed site plan includes 153 standard parking spaces, 151 of which are required, and six accessible parking spaces. The site plan also notes stacking spaces for the drive-thrus, which meet the stacking requirements of the code.

There is currently no sidewalk existing along Autumn Crest Plat 6 fronting Northwest 36<sup>th</sup> Street. The proposed site plan indicates a sidewalk along Northwest 36<sup>th</sup> Street, as well as sidewalk connections from the public sidewalk to each building.

There are two monument signs proposed—one at the southeast corner of the site and one at the southwest corner of the site, both of which are perpendicular to Northwest 36<sup>th</sup> Street. Signage shown in the site plan is for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

The landscaping shown on the proposed site plan complies with all applicable regulations. Two dumpster enclosures are located northwest of each building. The dumpster enclosure will be constructed with stone and metal. Proposed landscaping will further screen the dumpster enclosure.

**Site Plan Worksheet  
Autumn Crest Retail Plaza**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

**A. Site Development**

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

Access to the site is provided partly by an existing access off Northwest 36<sup>th</sup> Street, as well as a new access provided directly off Northwest 36<sup>th</sup> Street. The primary building facades are oriented to the south facing Northwest 36<sup>th</sup> Street. The building meets all required setbacks required by code.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan provides 153 parking spaces, exceeding the 151 spaces required by the code, as well as six accessible parking spaces, and five stacking spaces per each proposed drive-thru. The site also provides an extension from the existing sidewalk located along Northwest 36<sup>th</sup> Street to the site.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The site will have one access directly off Northwest 36<sup>th</sup> Street, and one access via an existing internal drive off Northwest 36<sup>th</sup> Street. A provided traffic memo reflects the estimated trips generated, and does not surpass the threshold requiring a traffic study.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking is located on all sides of the building and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). Proposed drive-thrus will be located on the east/west sides of the two buildings, and will provide an adequate number of stacking spaces. Screening is required along Northwest 36<sup>th</sup> Street, and will be satisfactorily provided.

## **B. Building Design**

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The proposed buildings are single story structures, and will be a maximum of 28 feet in height to the uppermost parapets. There are buildings in the general vicinity with similar scale.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed materials are a combination of stone/brick veneer and EFIS. It was suggested by staff during tech review that the north building elevations present a more public appearance due to existing residences to the north of the site. The applicant noted this suggestion, but feels the rear elevation will not be as visible with the proposed landscaping and potential future development.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The trash enclosures will be located near the northwest corners of the proposed buildings, and will be constructed of stone and metal to complement the proposed buildings. Rooftop mechanical equipment will be shielded from view by the parapet walls.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There are two proposed buildings on the site, and will be reflective of each other in architectural style and scale.

## **C. Signs**

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

Two new monument sign locations are shown on the site plan, and comply with setbacks. The signage shown on the plans are for reference only. Final design and allowances will be determined with future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

Two new monument sign locations are shown on the site plan, and comply with setbacks. The signage shown on the plans are for reference only. Final design and allowances will be determined with future sign permits.